

**MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
MAY 20, 2024**

**PL(P) 24-10 & Z-24-05-007: An annexation and original zoning request from County RS-30 (Residential Single-family) to City R-5 (Residential Single-family – 5) for the property identified as a portion of 431 O’Ferrell Street, generally described as east of O’Ferrell Street and south of Naco Road (9.15 acres). (RECOMMENDED APPROVAL).**

Mr. Carter reviewed the summary information for the subject property and surrounding properties.

Mr. Carter stated the GSO 2040 Comprehensive Plan designates this site as Planned Industrial on the Future Built Form Map and Industrial on the Future Land Use Map. In this case significant environmental constraints limit options for future industrial development so other uses are more appropriate. Staff determined the proposed original zoning request supports both the Comprehensive Plan’s Creating Great Places goal to expand Greensboro’s citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Building Community Connections strategy to work to ensure the quality, quantity, and diversity of housing choices across and between neighborhoods. The proposed R-5 zoning district would allow uses that are compatible with those uses existing on adjacent tracts. The uses permitted in the proposed zoning district also support employment opportunities in nearby industrial locations and are appropriate at this location given the existing and planned road network. Staff recommended approval of the request.

Chair O’Connor asked if the applicant or anyone else wished to speak in favor of the request. The applicant passed on speaking on the item. Then Chair O’Connor inquired if there was anyone wishing to speak in opposition to the request.

**Mr. Richard Collins, 425 O’Ferrell Street**, opposed the request and inquired about access for the proposed residential development on the subject property. He said that O’Ferrell Street is narrow and could not accommodate the additional traffic the proposed use would generate. Mr. Collins pointed out that a portion of the pond is on his property and asked if the applicant would be draining the pond.

Chair O’Connor asked if there was anyone else wished to speak in opposition to the request. Hearing none, Chair O’Connor asked if the applicant would like to speak on the item.

**Mr. Wiley Sykes, 110 Elgin Place**, said that he had no plans to drain the pond. He talked about the future development of the portion of the subject property behind the pond having access from Ward Road or Naco Road if possible. He stated that he planned on having three (3) residential lots on the portion of the subject property along O’Ferrell Street. He added that there would not be significant traffic generated by the proposed development.

Ms. Skenes asked for clarification on the number of residential lots that would be on the subject property.

**Mr. Wiley Sykes** clarified that he planned to have three residential lots on the portion of land that is already within the city limits along O’Ferrell Street. He said the portion of land east of the pond is the subject for future development and would have access from Ward Road.

Ms. Skenes asked staff if draining the pond would be an environmental concern and mentioned the shared rights of the pond. Mr. Kirkman acknowledged that the pond traverses several properties. He said that draining the pond would be a site plan issue which would be reviewed

by the Technical Reviewed Committee. Brent Ducharme said that it was irrelevant to discuss shared rights of the pond.

Chair O'Conner asked the applicant about neighborhood outreach for the request.

**Mr. Sykes** said that letters were mailed to the neighbors within the City's 750 feet notification boundary. He stated that they met with some neighbors along O'Ferrell Street.

Chair O'Connor asked if anyone else wished to speak in favor of the request. Hearing none, Chair O'Connor inquired if there was anyone wishing to speak in opposition to the request. Hearing none, she closed the public hearing.

Mr. Engle made a motion to annex the property, seconded by Ms. Skenes. The Commission voted 7-0, (Ayes: Chair Sandra O'Connor, Skenes, Downing, Engle, Gilmer Sr., Egbert and Glass. Nays: (None).

Mr. Engle then stated regarding agenda item Z-24-05-007, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at a portion of 431 O'Ferrell Street from County RS-30 (Residential Single-family) to City R-5 (Residential Single-family – 5) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed City R-5 zoning district permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. Mr. Gilmer Sr. seconded the motion.

The Commission voted 7-0, (Ayes: Chair Sandra O'Connor, Skenes, Downing, Engle, Gilmer Sr., Egbert and Glass. Nays: (None).

Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, June 18, 2024 City Council Meeting.